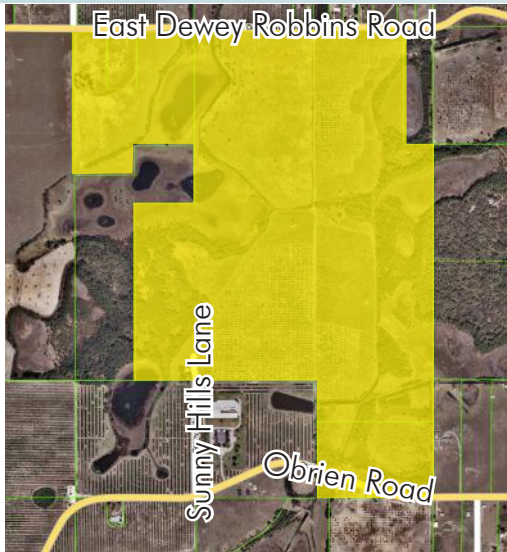


RESIDENTIAL DEVELOPMENT LAND

345± acres

Lake County, FL

LAND FOR SALE



LOCATION

Located near fast-growing Clermont and just minutes from the planned new Florida Turnpike/Hills of Minneola interchange. Property is on the south side of East Dewey Robbins Road, 2± miles west of Highway 19. Fast access to Highway 27, Florida Turnpike and Highway 19.

SIZE

345± acres

PRICE

\$4,950,000 or \$14,348/acre

ZONING/FUTURE LAND USE

Future Land Use is mixed use. Annexed into Groveland and zoned for up to 564 single-family units, 260 multi-family units, and 160,000sf of commercial/office.

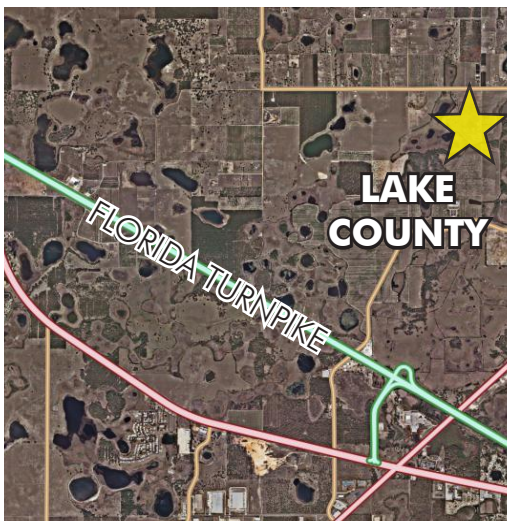
ROAD FRONTAGE

2,325'± on East Dewey Robbins Road
1,350'± on O'Brien Road.

DESCRIPTION

Beautiful rolling hills and water views.

Offering subject to errors, omission, prior sale or withdrawal without notice.



ADDITIONAL PARCEL

Additional 286 acres available to the east. Link to flyer: <https://www.maurycarter.com/wp-content/uploads/2019/03/Residential-Development-Land-286-Acres.pdf>

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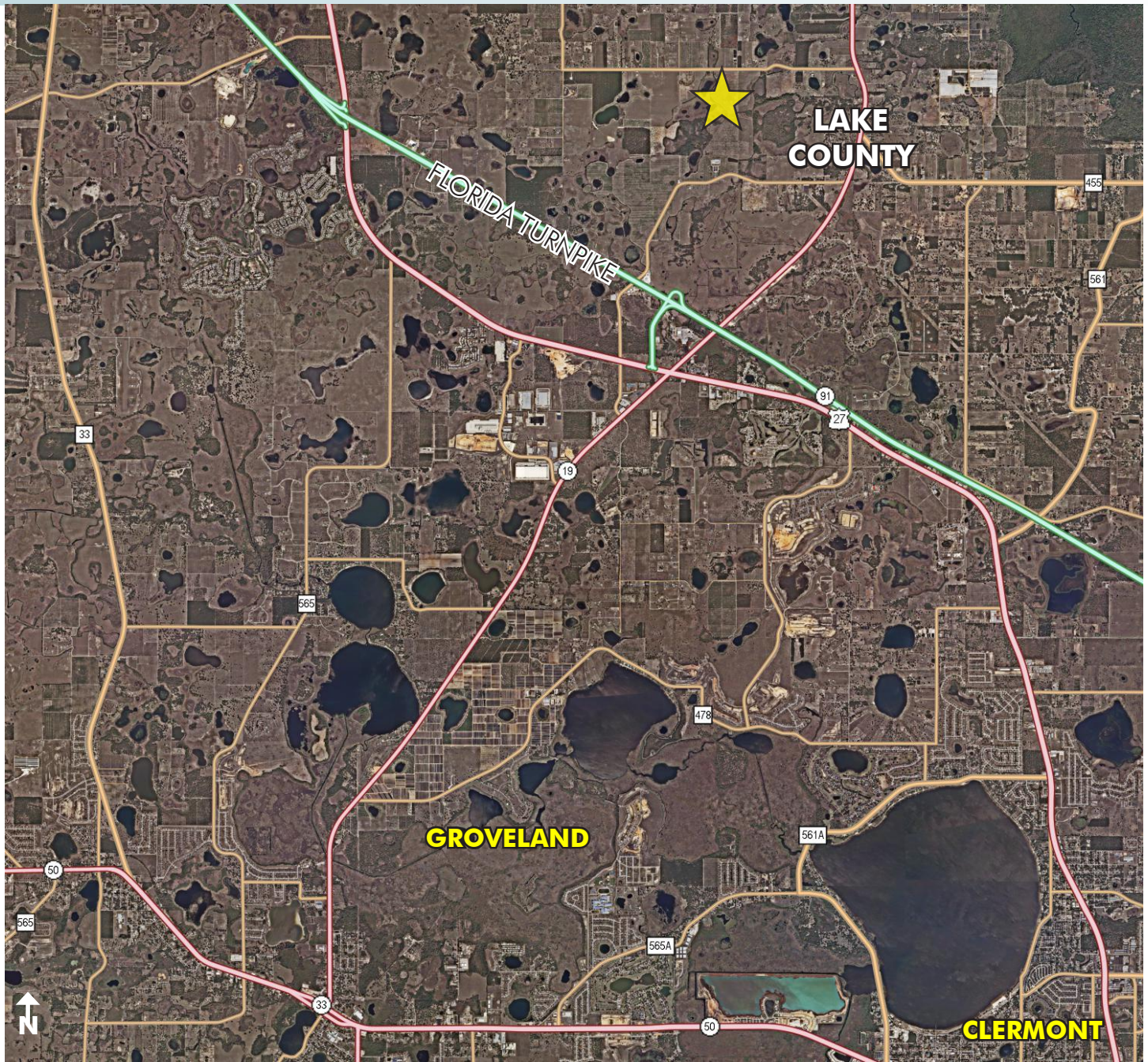
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RESIDENTIAL DEVELOPMENT LAND

345± acres

Lake County, FL



REGIONAL MAP

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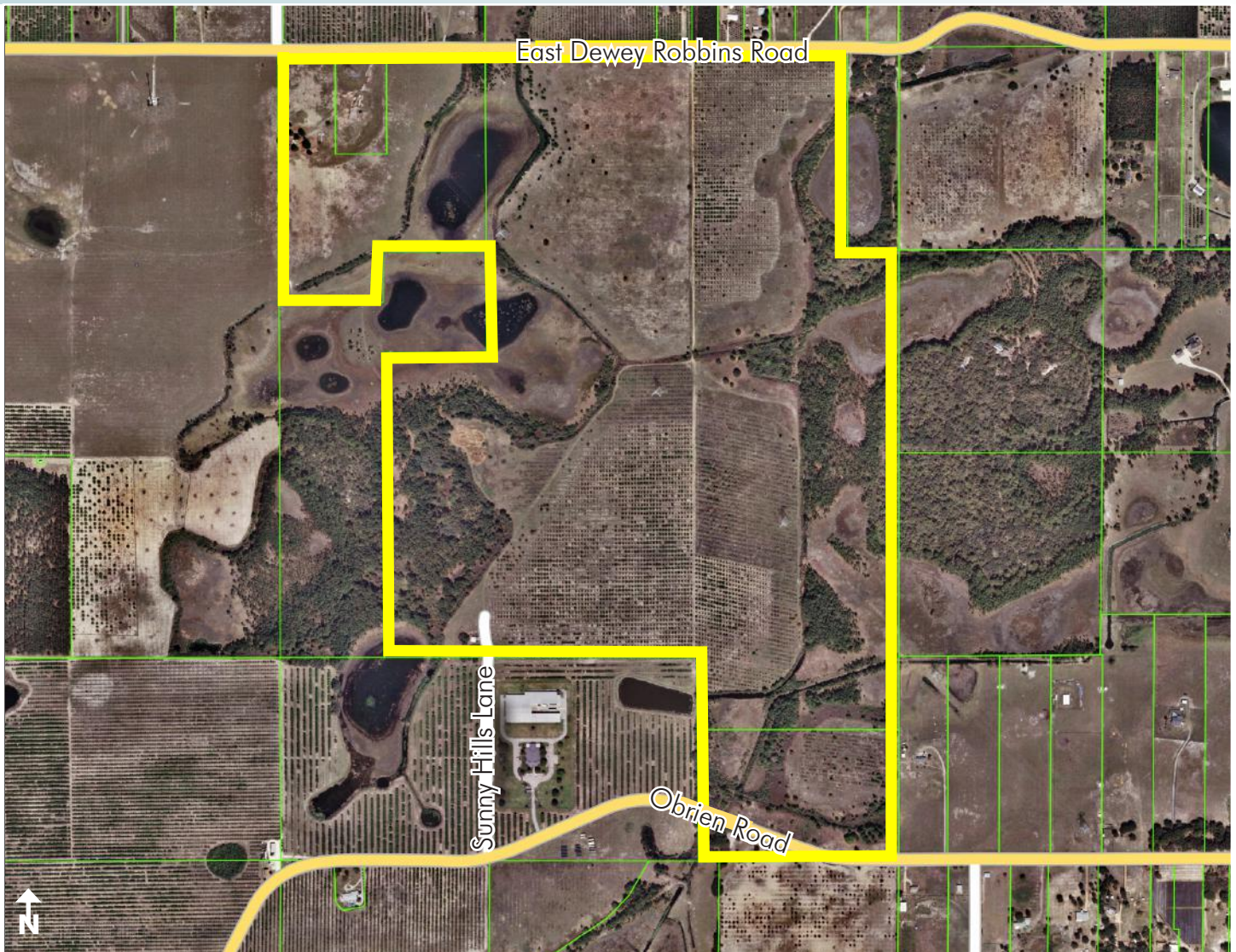
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PROPERTY MAP

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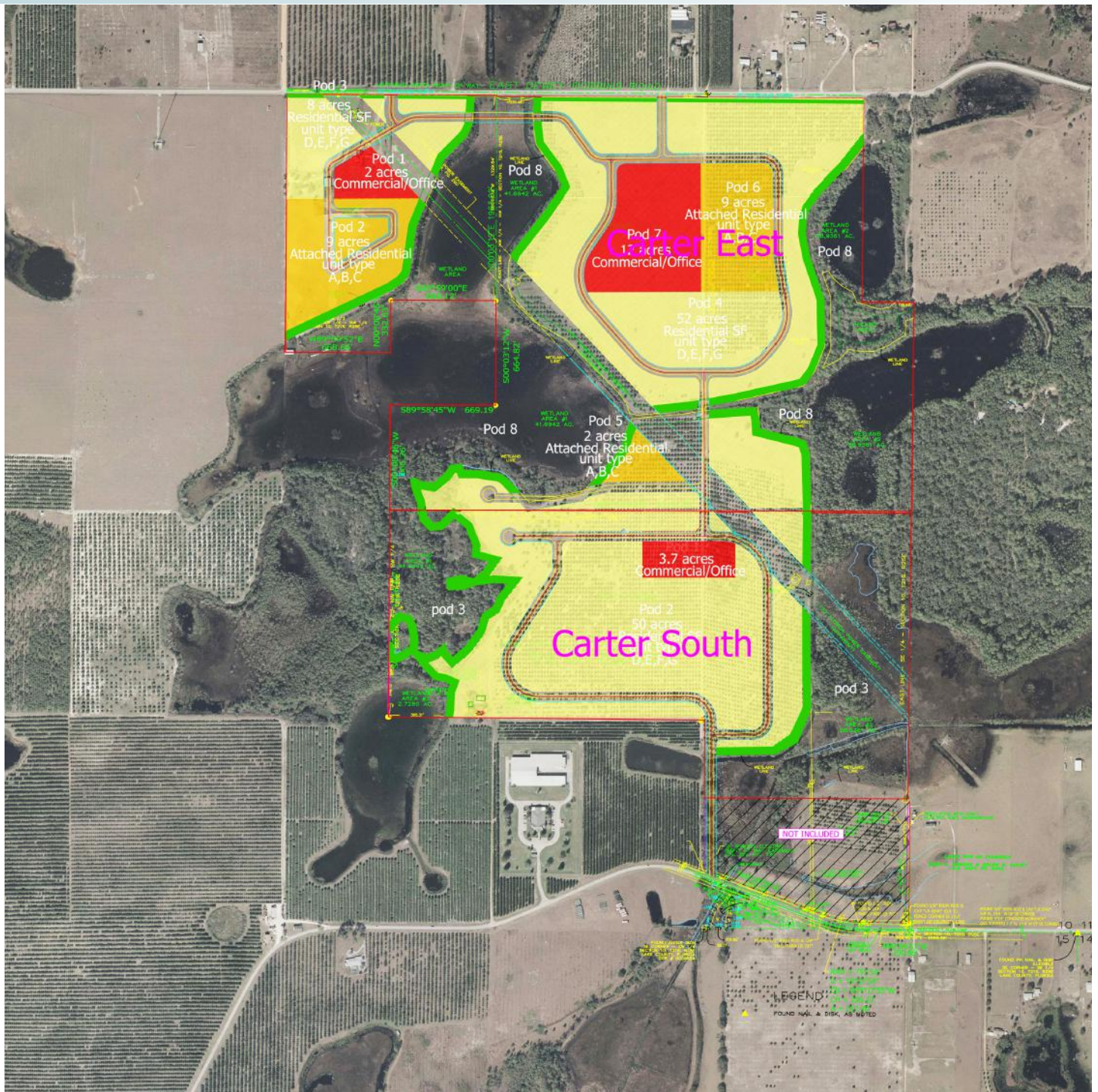
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CARTER EAST

Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial
Pod 1	Commercial/Office	Phase 1	2±		5,000	15,000
Pod 2	Attached Residential	Phase 1	9 ±	117		
Pod 3	Residential SF	Phase 1	8±	54		
Pod 4	Residential SF	Phase 2	52	260		
Pod 5	Attached Residential	Phase 2	2	26		
Pod 6	Attached Residential	Phase 3	9	117		
Pod 7	Commercial/Office	Phase 3	12		51,000	65,000
Pod 8	Parks/Open Space/Buffers	All Phases	91.1 ±*			
WET	Wetlands		69.5 ±			
Totals			205.2±	574	56,000	80,000

* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 205.2± acres

Net Land Area = 135.7 acres (205.2 acres total - 69.5 acres wetlands and open water)

Minimum Open Space = 41.04± acres (20% of gross land area)

Total residential units = 574

Single Family Residential 314 units (55% of total residential units) **Attached Residential 260 units** (45% of total residential units)

Comm/Office 20 acres = 15% of net land area (Minimum commercial acreage 6.8 acres (5%), Maximum commercial acreage 33.9 (25%))

Residential 80 acres = 59% of net land area (Minimum residential acreage 67.85 acres (50%), Maximum residential acreage 108.6 acres (80%))

Public square 6.8 acres = 5% of net land area (included in recreation and open space)

CARTER SOUTH

Sort	Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial/Office	Floor Area Civic
1	Pod 1	Commercial/Office	Phase 2	3.7±		5,000	15,000	4,000
5	Pod 2	Residential SF	Phase 1	50±	250			
13	Pod 3	Parks/Open Space/Buffers	All Phases	51.6 ±*				
14	WET	Wetlands		42 ±				
	Totals			115.7±	250	5,000	15,000	4,000

* open space includes internal pod open space pocket parks, wetlands, etc.

Gross Land Area = 115.7± acres

Net Land Area = 74 acres (115.7 acres total - 42 acres wetlands and open water)

Minimum Open Space = 23.14± acres (20% of gross land area)

Total residential units = 250

Single Family Residential 250 units (100% of total residential units) **Attached Residential 0 units** (0% of total residential units)

Comm/Office 3.7 acres = 5% of net land area (Minimum commercial acreage 3.7 acres (5%), Maximum commercial acreage 18.5 (25%))

Residential 50 acres = 67% of net land area (Minimum residential acreage 37 acres (50%), Maximum residential acreage 59.2 acres (80%))

Public square 3.7 acres = 5% of net land area (included in recreation and open space)

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ON REAL ESTATE BY JACK WITTHAUS

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AMAZON WATCH

E-commerce giant developer seeks OK on \$23.4M Groveland warehouse

It appears another big industrial project is in the works in town.

Atlanta-based Seefried Industrial Properties, a preferred developer of Seattle-based e-commerce giant Amazon.com Inc. (Nasdaq: AMZN), is seeking approvals to build a 359,290-square-foot warehouse in Lake County's Groveland, documents filed with the state showed.

The project – being referred to in documents as DFL8-Groveland Last Mile – is proposed for a 48-acre site northwest of Republic Drive and Independence Boulevard.

It's unknown if a tenant has signed a deal to occupy the space, and documents didn't mention if a general contractor or architect were selected. A Seefried representative was unavailable for comment.

However, new construction is an important economic driver in Central Florida. It creates jobs, while also providing more space for companies involved in e-commerce, logistics, housing and other industries.

Atlanta-based industrial developer IDI Logistics LLC has owned the vacant Groveland site since September 2008, when it bought the land for \$7.7 million, data from real estate research firm Reonomy showed.

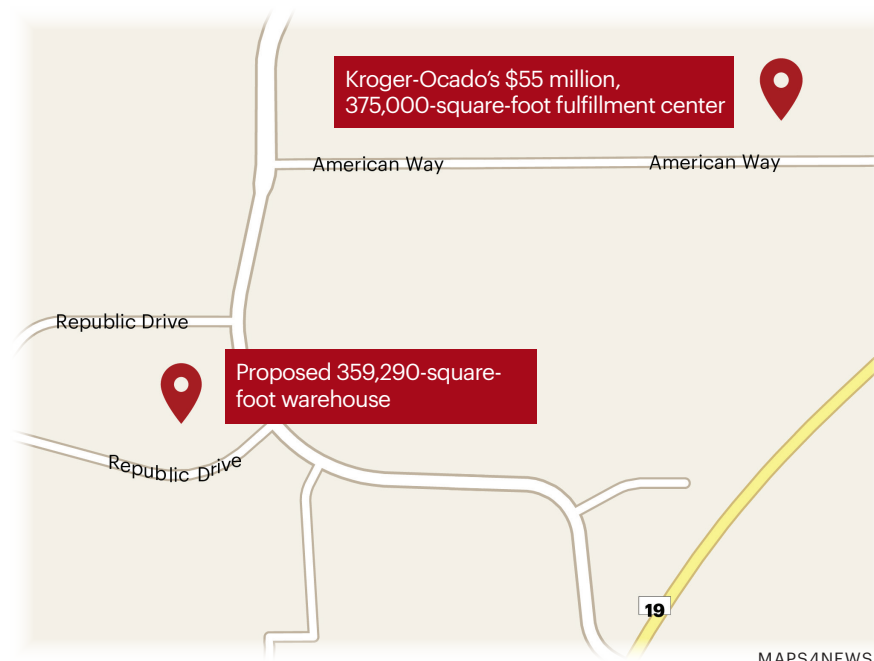
And Los Angeles-based CBRE Group Inc. (NYSE: CBRE) was marketing the property for sale for \$5 million in October 2019, real estate website LoopNet.com showed; CBRE representatives were unavailable for comment.

That said, a new CBRE marketing flier shows the site featuring either one 742,000-square-foot building, or two separate buildings of around 347,000 square feet and 369,000 square feet.

Additionally, the property is near Kroger-Ocado's rising 355,000-square-foot fulfillment center, which is expected to deliver The Kroger Co. (NYSE: KR) groceries to online shoppers statewide. The project is expected to provide a huge boost to Groveland's economy.

Work goes on

Despite the novel coronavirus' business interruption, most construction continues in Central Florida, including in industrial real state.



MAPS4NEWS



GETTY IMAGES/PETER WYNN THOMPSON

An Amazon truck rolls past a warehouse.

That's according to local industry expert Bo Bradford, co-president of commercial real estate firm Lee & Associates Central Florida, who isn't involved in the deal or the DFL8-Groveland Last Mile project.

Industrial is a hot real estate sector as companies like Amazon now are tasked even more to deliver goods to customers faster and more often.

"The big [companies] still are moving forward, taking advantage of what they think will be better pricing as the work dries up," Bradford told *Orlando Business Journal*.

A GROWING PRESENCE

Seefried is working on two other big Central Florida industrial projects:

- An 85-acre, 1.4 million-square-foot Amazon warehouse between Interstate 4 and Normandy Boulevard in Deltona
- Plans to build 280,000 square feet of non-Amazon industrial space in two buildings north of Lake Nona

Amazon also is hungry for more industrial space in the region. The company reportedly is in talks to sign a lease to occupy 561,750 square feet — a full distribution center — at 9775 Air Commerce Parkway near Orlando International Airport.